

Members Present: Co-Chairmen, Justine Gengras and Earl Bagley; Thomas Hoopes

Members Absent: Roger Burgess

Others present: Prospective Commissioner David Lawrence and Stephanie N. Verdile, Secretary. Also present was Francesca Latawiec- True Engineering representing Espom Rolling Hills, LLC Standard Dredge & Fill application

Call Meeting to Order:

Co-Chairman E. Bagley called the meeting to order at 7:02 p.m.

Approval of Agenda:

Motion made by J. Gengras, seconded by E. Bagley to move the Epsom Rolling Hills application before the approval of the minutes posted to approve, motion carried with all in favor.

Motion made by J. Gengras, seconded by T. Hoopes approve the agenda as amended, motion carried with all in favor.

Public Input:

None at this time

Standard Dredge and Fill Applications:

Francesca Latawiec presented the Commissioners with a plan for the proposed driveway access on the property.

- 1.** Espom Rolling Hills, LLC- Map 15, Lot 4- Provide access to an existing lot for residential development, impacting 4,365 SF of wetlands for driveway access.

The Commissioners reviewed the revised plans submitted by True Engineering. F. Latawiec explained that the property owner would like to build a duplex or single-family residence on the property. She said the well radius is shown on the plan but not the septic area. She said the entire disturbance area will be an acre and they will file a SWPPP (Storm Water Pollution Prevention Plan). J. Gengras advised that they send an amended plan to the NHDES including the well and septic areas. E. Bagley asked how long the road/driveway would be. F. Latawiec said it would be 160' long. J. Gengras has concerns about the installation of the culverts and she wants to know where they will be located and she would like to see the cross-sections including the headwall information included in future plans. J. Gengras also asked about where the culverts will drain and if they would get a drainage easement for the neighboring properties once the culverts are installed.

The Commissioners discussed which way the flow goes within the wetlands as it is not clearly shown on the plans. They were told the proposed house would be approximately 2' above the wetland area.

T. Hoopes spoke about the soils being mostly clay and J. Gengras asked where is the high water table. She also made comments about not having enough room around the proposed house site for any type of wetland buffer to be included and she has concerns about the protection of the wetland during construction.

F. Latawiec said those concerns would be addressed within the SWPPP.

J. Gengras and E. Bagley commented on whether there is enough buildable land there on the site and whether there is enough room for parking, garages, and septic system for a duplex or single-family residence. J. Gengras said another issue of concern is whether the land can

even support the proposed residential use.

The Commissioners noted the elevation changes on the proposed plans and where they are in relation to the upland area. They also spoke about the location of the driveway entrance and if it was marked. They asked for clarification if the stonewall was the property marker. J. Gengras said there are a lot of environmental concerns associated with the property and she believes the NHDES should be notified to send an inspector out to do a site walk to assess the wetlands and do a hydrology assessment of the site.

J. Gengras spoke about this type of application and the fact the Conservation Commission has seen several of these types of application in 2004. She also spoke about the difficulty of proposing a long driveway with a large wetland impact to a proposed building site that may not be able to support the residential use.

Motion made by T. Hoopes, seconded by E. Bagley to have J. Gengras send a comment letter the NHDES. Included in the comment letter should be the issue of the area of buildable land is shown as having the same elevation as the wetlands and if it is practicable to build the driveway at all considering the environmental conditions, motion carried with all in favor.

Approval of Minutes:

1. Approval of Minutes of December 30, 2004.

Motion to approve the minutes of the December 30, 2004 meeting made by J. Gengras, seconded by T. Hoopes, motion carried with all in favor.

Motion to approve the minutes of the January 13, 2005 meeting as corrected to include David Lawrence as being in attendance made by J. Gengras, seconded by E. Bagley, motion carried with all in favor.

Permit by Notification

1. Dabica- Map 79, Lot 13- Reset rock moved from ice damage that support boathouse

Discussion-The Commissioners discussed the project and found no issues of concern.

Motion made by J. Gengras, seconded by E. Bagley to sign the application and send to the Town Clerk for processing, motion carried with all in favor.

Minimum Impact Expedited

1. Dunham-Map 77 Lot 16- Repair rocks at end of breakwater and replace rip rap along shore.

Discussion- The Commissioners discussed the project and found no issues of concern.

Motion made by T. Hoopes, seconded by J. Gengras to sign the application and send to the Town Clerk for processing, motion carried with all in favor.

Commissioner Reports:

J. Gengras spoke about a representative from the Nature Conservancy spoke to her about

conservation land in Alton and updated the information the Nature Conservancy had in their records. J. Gengras also spoke to Adam Dorion, NH Soil Consultants, because the Commissioners have not received final plans or deed yet for the Prospect Mountain High School property. T. Hoopes noted that they have not seen plans for the supermarket easement property or the dry hydrant plans yet for the supermarket.

Other Business:

1. Young Easement release of money for conservation easement.

Discussion- The Commissioners noted that two signatures have to be on the request to release the funds.

2. Notice of Bergeron request to construct a dam.

Discussion- The Commissioners discussed the previous accident that occurred on the same property and one woman drowned when the dam broke. The Commissioners noted safety concerns related to this project and would like to know if the Town of Alton will hold any public hearings on the issue and when they will be able to comment on project plans. They also commented on whether a wetlands permit is needed and discussed if any restoration had taken place on the property since the previous accident.

Adjournment:

Motion made by T. Hoopes, seconded by E. Bagley to adjourn at 9:20 pm, motion carried with all in favor.

Respectfully submitted,

Stephanie N. Verdile
Secretary for the Alton Conservation Commission